

002.A

0005

0013.3

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

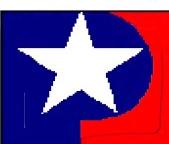
298,800 / 298,800

USE VALUE:

298,800 / 298,800

ASSESSED:

298,800 / 298,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-6		HERBERT RD, ARLINGTON

OWNERSHIP	Unit #:	3
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Owner 1: FERGUSON XIAO HE

Owner 2:

Owner 3:

Street 1: 222 SE 47TH ST

Street 2:

Twn/City: CAPE CORAL

St/Prov: FL Cntry Own Occ: N

Postal: 33904 Type:

PREVIOUS OWNER

Owner 1: VICTOR ELIZABETH -

Owner 2: -

Street 1: 4-6 HERBERT RD UNIT 3

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 754 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7822									G8	1.						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	298,800			298,800		280585
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

PREVIOUS ASSESSMENT		Parcel ID		002.A-0005-0013.3		!15334!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	298,800	0	.	298,800	Asse'sd Value
2021	102	FV	290,600	0	.	290,600	Notes
2020	102	FV	286,500	0	.	286,500	Date
2019	102	FV	292,000	0	.	292,000	Year end
2018	102	FV	259,300	0	.	259,300	12/23/2021
2017	102	FV	237,200	0	.	237,200	Year End Roll
2016	102	FV	237,200	0	.	237,200	12/10/2020
2015	102	FV	219,900	0	.	219,900	12/18/2019
							286,500 Year End Roll
							292,000 Year End Roll
							259,300 Year End Roll
							237,200 Year End Roll
							237,200 Year End
							1/3/2017
							1/4/2016
							12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
VICTOR ELIZABET	59639-28		7/31/2012		225,000
HAYES MARY M	47452-170		5/16/2006		242,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/30/2021	USPS								7/30/2021	USPS	JO	Jenny O											
7/13/2021	USPS								7/13/2021	USPS	JO	Jenny O											
5/10/2018	Measured								5/10/2018	Measured	DGM	D Mann											
10/30/2012	MLS								10/30/2012	MLS	EMK	Ellen K											
3/15/2007	External Ins								3/15/2007	External Ins	BR	B Rossignol											

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																					
Sty Ht: 1 - 1 Story				A Bath:	Rating:																					
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																					
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																					
Frame: 1 - Wood				1/2 Bath:	Rating:																					
Prime Wall: 4 - Vinyl				A HBth:	Rating:																					
Sec Wall:	%			OthrFix:	Rating:																					
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1																
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																	
View / Desir:				Frl:	Rating:			Other																		
GENERAL INFORMATION				WSFlue:	Rating:			Upper																		
Grade: C - Average				CONDOS INFORMATION				Lvl 2																		
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1																		
Alt LUC:	Alt %:			Total Units:				Lower																		
Jurisdct: G8	Fact: .			Floor: 3 - 3rd Floor				Totals	RMs: 5	BRs: 1	Baths: 1	HB														
Const Mod:				% Own: 27.00000000				REMODELING				RES BREAKDOWN														
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL														
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	5	1	1														
Avg Ht/FL: STD				Functional:		%		Additions:																		
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:																		
Sec Int Wall:	%			Special:		%		Baths:																		
Partition: T - Typical				Override:		%		Plumbing:																		
Prim Floors: 3 - Hardwood				Total: 18.6 %				Electric:																		
Sec Floors: 4 - Carpet	25 %			CALC SUMMARY				Heating:																		
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:	1	5	1															
Subfloor:				Size Adj.: 1.35000002				COMPARABLE SALES				SUB AREA														
Bsmnt Gar:				Const Adj.: 0.98745072				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL								
Electric: 3 - Typical				Adj \$ / SQ: 406.583									GLA	Gross Liv Ar	754	406.580	306,563	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Insulation: 2 - Typical				Other Features: 60500																						
Int vs Ext: S				Grade Factor: 1.00																						
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																						
Heat Type: 3 - Forced H/W				NBHD Mod:																						
# Heat Sys: 1				LUC Factor: 1.00																						
% Heated: 100	% AC:			Adj Total: 367063																						
Solar HW: NO	Central Vac: NO			Depreciation: 68274																						
% Com Wal	% Sprinkled			Depreciated Total: 298790																						
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 002.A-0005-0013.3												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N	Total Yard Items:				Total Special Features:													Total:								
AssessPro Patriot Properties, Inc																										
																										